



Planning Commission Study Session

TO: PLANNING COMMISSION/DESIGN REVIEW BOARD

FROM: KEITH NEWMAN, PLANNER II *KN*
(480) 503-6812, KEITH.NEWMAN@GILBERTAZ.GOV

THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *AM*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

MEETING DATE: DECEMBER 2, 2020

SUBJECT: Z20-11: WATERSTON CENTRAL

STRATEGIC INITIATIVE: Exceptional Built Environment

This project would allow for residential development within a currently vacant property.

REQUEST

Z20-11 - WATERSTON CENTRAL: Request to rezone approximately 143.31 acres generally located at the southwest corner of Val Vista Dr. and Ocotillo Rd. from Town of Gilbert Single Family-35 (SF-35) zoning district to 19.40 acres of Single Family-8 (SF-8), 54.82 acres of Single Family -7 (SF-7), 50.33 acres of Single Family-6 (SF-6), and 18.76 acres of Single Family-Detached (SF-D), all with a Planned Area Development overlay zoning district.

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT/OWNER

Company: Burch & Cracchiolo PA
Name: Brennan Ray

Company: Caballero Apartments LP
c/o Maracay Homes
Name: Jason Weber

Address: 702 E. Osborn Rd. #200
Phoenix, AZ 85014
Phone: 602-234-8794
Email: bray@bcattorneys.com
jason.weber@maracayhomes.com

Address: 15279 N. Scottsdale Rd. #300
Scottsdale, AZ 85254
Phone: 480-346-2686
Email:

DISCUSSION

Overview

The subject site is currently an undeveloped combination of parcels totaling 143.31 acres with an existing General Plan land use classification of Residential > 2-3.5 DU/ Acre. The applicant is not requesting a change to the existing General Plan as the proposed gross density would be approximately 3.26 DU/ Acre (468 residential lots/approx. 143.31 gross acres). The proposed development will contain a combination of single-family zoning districts to offer a mixture of housing products to the community.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 2-3.5 DU/AC and General Commercial (GC)	Town of Gilbert SF-7, SF-D and General Commercial (GC)	Ocotillo Road then Waterston North (partially developed)
South	Residential > 2-3.5 DU/AC	Town of Gilbert SF-10 and SF-8	Brooks Farm Road then Waterston (partially developed)
East	Residential > 0-1 DU/AC and PF/I	Maricopa County Rural - 43	Val Vista Drive (developing) then large lot residential
West	Neighborhoods (City of Chandler)	City of Chandler Planned Area Development (PAD) Single Family	148 th Street (partially developed) then Finisterra subdivision and Berge Ranch subdivision
Site	Residential > 2-3.5 DU/AC	Single Family 35 (SF-35)	Undeveloped

DISCUSSION

General Plan

The approximately 143.31 gross acre Waterston Central site is located within the Santan Character Area, which currently has several master planned communities (i.e. Waterston, Layton Lakes, Vista Dorada, Shamrock Estates, Adora Trails, Seville and Hamstra Dairy) with typical lots ranging from sizes of 6,000 sq. ft. – 10,000 sq. ft. within the Residential > 2 – 3.5 DU/ acre land use densities.

The subject request under Waterston (Z20-11), which is also designated as Residential > 2 – 3.5 DU/ acre, will offer smaller lot sizes when compared to these existing master planned communities. Approximately 15% (71 of the 468) of the lots proposed are planned to be developed as Single Family – Detached (SF-D) lots with a minimum size of 4,000sf. A General Plan amendment is not required for the proposed development, however staff believes the proposed rezone request is in conformance with the following General Plan Policies:

- **Policy 1:** Ensure the Town maintains a land use framework that supports a highly livable community through the efficient use of land and resources.

Applicant Notes: Maracay's proposed development is designed as a series of neighborhoods, each with their own identity, yet collectively a unique community planned to be functionally efficient and create a distinct experience for residents. Maracay's requests will create its own identity and complement the rural-agrarian heritage of the surrounding area using landscaping, entry features, and theme walls that will be presented as part of the Preliminary Plat.

- **Policy 2:** Encourage high quality housing in suitable areas that can accommodate a variety of lifestyles, households, ages, market preferences, and incomes.

Applicant Notes: Allowing the Site to be zoned will provide additional and diverse housing product within the immediate area, with Maracay providing a wide variety of housing choices with a mix of 65-foot, 60-foot, 55-foot, 50-foot, and 40-foot wide lots. The mix of housing options will allow for a diverse range of homebuyers to live in this high-quality community. Maracay's proposed land use, subdivision layout, and future housing product is consistent with the immediate area and Town's desires in this area.

- **Policy 6:** Support the provision of appropriate transitions between sites having distinct changes in types or intensities of land uses.
- **Policy 7:** Preserve and maintain Gilbert's attractive appearance and quality of development that provide a sense of place.

Applicant Notes: Maracay's proposed development will reflect the Town's rural agricultural heritage in the area through its design, theming, amenities, and architecture. The development contains a significant number of features and amenities that provide meaningful opportunities for future residents to interact and socialize with each other.

- **Policy 13:** Apply principles that ensure a safe and welcoming environment when designing individual structures or master planned developments.
- **Policy 15:** Promote a variety of well-designed and maintained public and private parks and open spaces that will encourage and support community interaction and recreational activity for all ages.

Applicant Notes: Careful planning has gone into centrally locating the major amenity area and strategically placing landscaped open spaces around and within the Site and

in tracts along the adjacent roadways, creating a visually pleasing environment for future residents and passers-by.

- **Policy 58:** Promote strategies that create a healthy community by improving air quality.

Rezoning

The applicant is requesting a combination of SF-D (71 lots, 18.76 acres), SF-6 (178 lots, 50.33 acres), SF-7 (169 lots, 54.82 acres) and SF-8 (50 lots, 19.40 acres) zoning districts with a Planned Area Development (PAD) overlay. The proposed deviations from the Land Development Code (LDC) will decrease minimum lot widths in SF-6, SF-7 and SF-8; decrease side yard setbacks in SF-8; and decrease front yard setbacks in SF-6. All other modifications would be in excess of LDC requirements such as increasing the minimum lot area, lot depth, and reducing the minimum height/stories in the SF-D zoning district.

The development proposes four (4) points of access on three sides of the community and features the use of curvilinear streets, central open space and amenities as well as various pocket parks. Staff is requesting that the applicant also demonstrate that design features such as providing significant pedestrian trails, walkways and connections are being provided throughout the subdivision, as this will be an extremely important aspect of the overall community design and viability.

The overall community is proposed to have private streets and be gated only at the entrance of each individual neighborhood subsection, leaving the primary collector roads within the community open and ungated out to Ocotillo Rd. and Val Vista Dr. to foster more overall pedestrian and vehicular connectivity for the community and surrounding area to be more in-line with the Goals and Policies of the General Plan. Each subsection that has a gated entrance will be required to provide a Town approved turnaround prior to the access gate.

PAD Request

The applicant is requesting modifications to the Land Development Code standards as part of the Planned Area Development (PAD) overlay zoning for the proposed development listed by zoning district in the tables below in **bold**.

Site Development Regulations	LDC Single Family Detached (SF-D)	Proposed for Waterston Central (Z20-11) SF-D PAD
Minimum Lot Area (sq. ft. per DU)	3,000	4,000
Minimum Lot Dimensions (width x depth)	N/A	40'x 105' (4,200 sq. ft.)
Maximum Height (ft.)/Stories	36'/3-story	30'/2-story

Site Development Regulations	LDC Single Family Detached (SF-D)	Proposed for Waterston Central (Z20-11) SF-D PAD
Minimum Building Setbacks (ft.): Front Yard Side Yard Rear Yard	10' 0' or 5' (10' min. between buildings) 10'	10' 0' or 5' (10' min. between buildings) 10'
Maximum Lot Coverage (%)	60% one-story 50% two-story	60% one-story 50% two-story

Site Development Regulations	LDC Single Family 6 (SF-6)	Proposed for Waterston Central (Z20-11) SF-6 PAD (Parcel 5)
Minimum Lot Area (sq. ft. per DU)	6,000	5,900
Minimum Lot Dimensions (width x depth)	55'x 100'	55' x 108'
Maximum Height (ft.)/Stories	30'/2-story	30'/2-story
Minimum Building Setbacks (ft.): Front Yard Side Yard Rear Yard	20' 5' and 10' 20'	15'* 5' and 10' 20'
Maximum Lot Coverage (%)	45% one-story 40% two-story	45% one-story 40% two-story

* A minimum front setback of 15 feet is permitted for: side entry garages; livable areas of dwelling units with detached garages; or dwelling units with front-facing garages that are recessed by 20 feet or more from the front plane of the livable area.

Site Development Regulations	LDC Single Family 6 (SF-6)	Proposed for Waterston Central (Z20-11) SF-6 PAD (Parcels 4 & 6)
Minimum Lot Area (sq. ft. per DU)	6,000	6,150
Minimum Lot Dimensions (width x depth)	55'x 100'	50' x 123'
Maximum Height (ft.)/Stories	30'/2-story	30'/2-story

Site Development Regulations	LDC Single Family 6 (SF-6)	Proposed for Waterston Central (Z20-11) SF-6 PAD (Parcels 4 & 6)
Minimum Building Setbacks (ft): Front Yard Side Yard Rear Yard	20' 5' and 10' 20'	15'* 5' and 10' 20'
Maximum Lot Coverage (%)	45% one-story 40% two-story	45% one-story 40% two-story

* A minimum front setback of 15 feet is permitted for: side entry garages; livable areas of dwelling units with detached garages; or dwelling units with front-facing garages that are recessed by 20 feet or more from the front plane of the livable area.

Site Development Regulations	LDC Single Family 7 (SF-7)	Proposed for Waterston Central (Z20-11) SF-7 PAD
Minimum Lot Area (sq. ft. per DU)	7,000	7,000
Minimum Lot Dimensions (width x depth)	65'x 100'	55'x 128'
Maximum Height (ft.)/Stories	30'/2-story	30'/2-story
Minimum Building Setbacks (ft.): Front Yard Side Yard Rear Yard	20' 5' and 10' 20'	20'* 5' and 10' 20'
Maximum Lot Coverage (%)	45% one-story 40% two-story	45% one-story 40% two-story

* A minimum front setback of 15 feet is permitted for: side entry garages; livable areas of dwelling units with detached garages; or dwelling units with front-facing garages that are recessed by 20 feet or more from the front plane of the livable area.

Site Development Regulations	LDC Single Family 8 (SF-8)	Proposed for Waterston Central (Z20-11) SF-8 PAD
Minimum Lot Area (sq. ft. per DU)	8,000	9,000
Minimum Lot Dimensions (width x depth)	75'x100'	65'x 138'
Maximum Height (ft.)/Stories	30'/2-story	30'/2-story

Site Development Regulations	LDC Single Family 8 (SF-8)	Proposed for Waterston Central (Z20-11) SF-8 PAD
Minimum Building Setbacks (ft.):		
Front Yard	20'	20*
Side Yard	10'	5'/10'
Rear Yard	25'	25'
Maximum Lot Coverage (%)	45% one-story 40% two-story	45% one-story 40% two-story

* A minimum front setback of 15 feet is permitted for: side entry garages; livable areas of dwelling units with detached garages; or dwelling units with front-facing garages that are recessed by 20 feet or more from the front plane of the livable area.

Applicants Justification:

The proposed development and modifications are consistent with recent Maracay master-planned developments in the East Valley and approved in the Town. Considerable thought has been given to the layout and design of the development to create a sustainable, high-quality community with multiple zoning districts and densities integrated throughout that is consistent with the Town's General Plan and Santan Character Area. As will be shown on the exhibits/plans presented in connection with the Preliminary Plat application, significant effort is being put into the landscaping design, park and amenity areas, and the pedestrian experience to create a development that will be an asset in the area. The Site will consist of a substantial amount of open space, with landscaped boulevard entrances off Val Vista Road and Ocotillo Road leading to a central amenity area (the focal point of the development), creating a sense of arrival.

The proposed PAD modifications will allow Maracay to meet the desire of homebuyers by providing housing product that meets the needs of future homebuyers, flexibility to locate the homes on a given lot, and provide a deeper rear yard for families, friends, guests to enjoy. The proposed PAD modifications allow Maracay to create a development that will appeal to a variety of different homebuyers, allowing for a more diverse community.

REQUESTED INPUT

1. Input regarding the proposed rezoning requests and the proposed modifications associated with the proposed SF-6, SF-7, and SF-8 zoning district development standards of the LDC.
2. Overall subdivision design, including placement of open space, pedestrian connectivity throughout the community and the placement of specific lots; such as, placing the majority of SF-D zoned lots adjacent to the arterial roads (Val Vista Drive and Ocotillo Road).

Respectfully submitted,

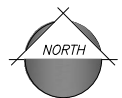
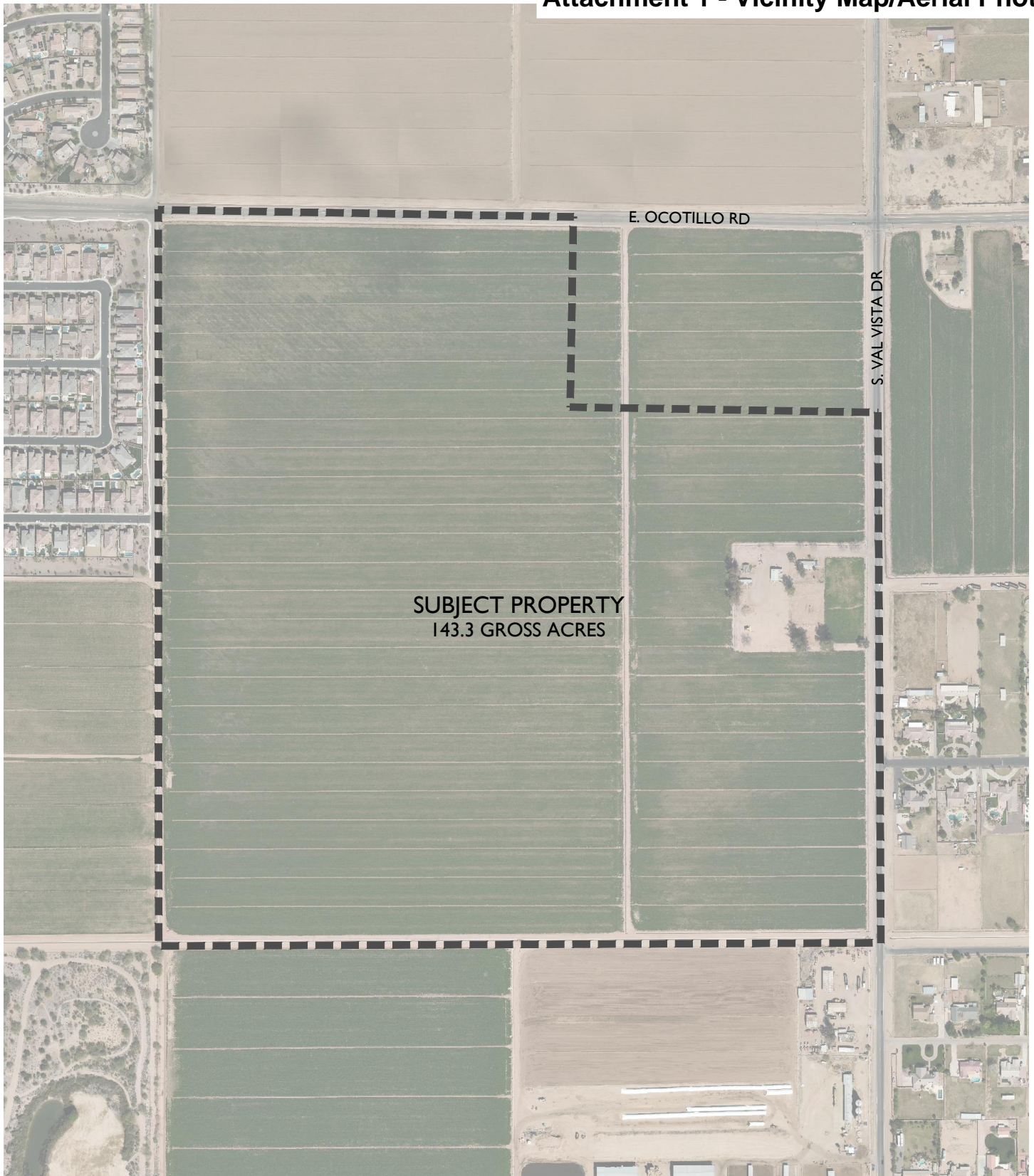


Keith Newman,
Planner II

Attachments and Enclosures:

- 1) Vicinity Map/Aerial Photo
- 2) Zoning Exhibit
- 3) Development Plan
- 4) Phasing Plan
- 5) Illustrative Site Plan (For Reference Only)
- 6) Applicants Narrative

**Z20-11 Waterston Central Rezone
Attachment 1 - Vicinity Map/Aerial Photo**



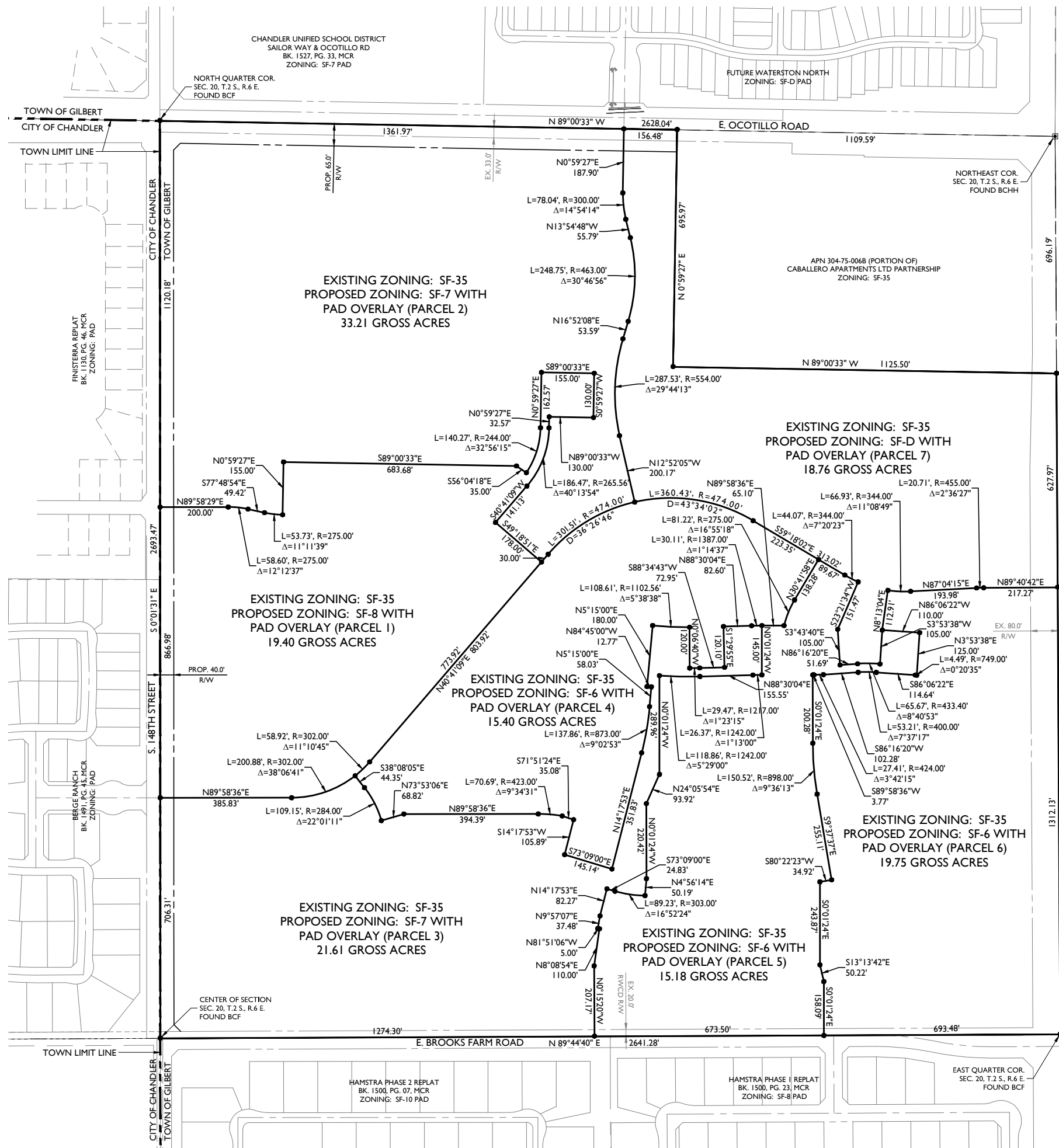
18-428.3

Waterston Central

Aerial Exhibit



1130 N. Alma School Rd.
Ste. 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

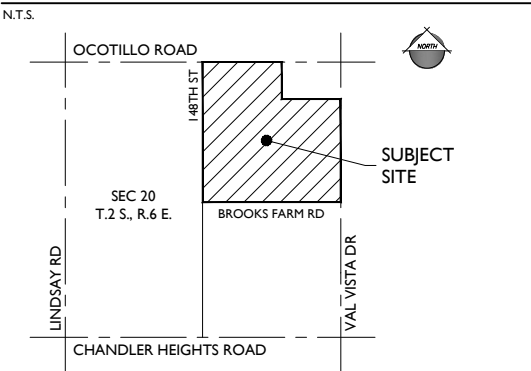


Z20-11 Waterston Central Rezone
Attachment 2 - Zoning Exhibit

ZONING EXHIBIT
FOR
WATERSTON CENTRAL

A PORTION OF THE NORTHEAST QUARTER OF SECTION 20,
T.2 S., R.6 E., GILA AND SALT RIVER MERIDIAN, MARICOPA
COUNTY, ARIZONA

VICINITY MAP

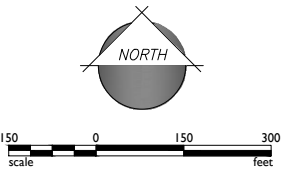


PROJECT TEAM

DEVELOPER MARACAY HOMES 15279 N SCOTTSDALE RD, STE 300 SCOTTSDALE, AZ 85254 TEL: (480)-346-2686 CONTACT: JASON WEBER jason.weber@maracayhomes.com	ENGINEER EPS GROUP, INC. 1130 N. ALMA SCHOOL RD., SUITE 120 MESA, AZ 85201 TEL: (480)-503-2250 CONTACT: ERIC WINTERS, P.E. eric.winters@epsgruoinc.com
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PROJECT DATA

A.P.N.: EXISTING GENERAL PLAN: EXISTING ZONING:	304-75-006B (PORTION OF); 304-75-007; 008B; 009A RESIDENTIAL - 2-3.5 DU/AC SF-35
PROPOSED ZONING:	SF-8 WITH PAD OVERLAY PARCEL 1 (19.40 AC. - 13%) SF-7 WITH PAD OVERLAY PARCEL 2 (33.21 AC. - 23%) SF-7 WITH PAD OVERLAY PARCEL 3 (21.61 AC. - 15%) SF-6 WITH PAD OVERLAY PARCEL 4 (15.40 AC. - 11%) SF-6 WITH PAD OVERLAY PARCEL 5 (15.18 AC. - 11%) SF-6 WITH PAD OVERLAY PARCEL 6 (19.75 AC. - 14%) SF-D WITH PAD OVERLAY PARCEL 7 (18.76 AC. - 13%)
GROSS AREA:	± 143.31 ACRES
NET AREA:	± 133.92 ACRES



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EPS

GROUP

Waterston Central

GILBERT, AZ

Project

Revisions:

JULY 30, 2020 - PRE-APPLICATION SUB	
OCTOBER 8, 2020 - 1ST ZONING SUBMITTAL	

Design:

Drawn by:

Preliminary

Not For Construction

Or Recording

Job No.

18-428.2

ZN01

Sheet No.

1 of 1

18-428.2 - Waterston Central

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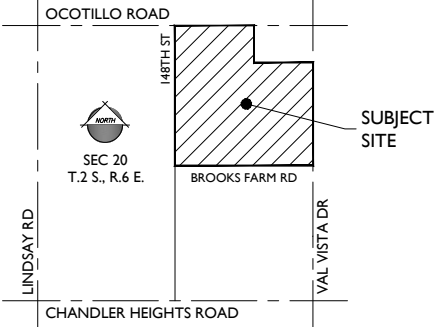


Z20-11 Waterston Central Rezone
DEV Attachment 3 - Development Plan

FOR
WATERSTON CENTRAL

A PORTION OF THE NORTHEAST QUARTER OF SECTION 20,
T.2 S., R.6 E., GILA AND SALT RIVER MERIDIAN, MARICOPA
COUNTY, ARIZONA

VICINITY MAP
N.T.S.



PROJECT TEAM

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PROJECT DATA

A.P.N.: EXISTING GENERAL PLAN: EXISTING ZONING:	304-75-006B (PORTION OF); 304-75-007; 008B; 009A RESIDENTIAL > 2-3.5 DU/AC SF-35
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GROSS AREA: NET AREA:	± 143.31 ACRES ± 133.92 ACRES
NO. OF LOTS:	SF-8 W/ PAD OVERLAY PARCEL 1 50 SF-7 W/ PAD OVERLAY PARCEL 2 96 SF-7 W/ PAD OVERLAY PARCEL 3 73 SF-6 W/ PAD OVERLAY PARCEL 4 40 SF-6 W/ PAD OVERLAY PARCEL 5 65 SF-6 W/ PAD OVERLAY PARCEL 6 73 SF-D W/ PAD OVERLAY PARCEL 7 71 TOTAL 468

GROSS DENSITY 3.3 DU/ACRE

SF-8 (PARCEL 1) DEVELOPMENT STANDARD DEVIATIONS

STANDARD	LDC SF-8	PROPOSED SF-8
MIN. LOT AREA (SQ. FT.)	8,000	9,000
MIN. LOT WIDTH (FT.)	75	65
MIN. LOT DEPTH (FT.)	100	138
MIN. SIDE YARD SETBACK (FT.)	10	5 / 10

SF-7 (PARCEL 2) DEVELOPMENT STANDARD DEVIATIONS

STANDARD	LDC SF-7	PROPOSED SF-7
MIN. LOT AREA (SQ. FT.)	7,000	8,000
MIN. LOT WIDTH (FT.)	65	60
MIN. LOT DEPTH (FT.)	100	133

SF-7 (PARCEL 3) DEVELOPMENT STANDARD DEVIATIONS

STANDARD	LDC SF-7	PROPOSED SF-7
MIN. LOT WIDTH (FT.)	65	55
MIN. LOT DEPTH (FT.)	100	128

SF-6 (PARCEL 4) DEVELOPMENT STANDARD DEVIATIONS

STANDARD	LDC SF-6	PROPOSED SF-6
MIN. LOT AREA (SQ. FT.)	6,000	6,150
MIN. LOT WIDTH (FT.)	55	50
MIN. LOT DEPTH (FT.)	100	123
MIN. FRONT YARD SETBACK (FT.)	20	15

SF-6 (PARCEL 5) DEVELOPMENT STANDARD DEVIATIONS

STANDARD	LDC SF-6	PROPOSED SF-6
MIN. LOT AREA (SQ. FT.)	6,000	5,900
MIN. LOT DEPTH (FT.)	100	108
MIN. FRONT YARD SETBACK (FT.)	20	15

SF-6 (PARCEL 6) DEVELOPMENT STANDARD DEVIATIONS

STANDARD	LDC SF-6	PROPOSED SF-6
MIN. LOT AREA (SQ. FT.)	6,000	6,150
MIN. LOT WIDTH (FT.)	55	50
MIN. LOT DEPTH (FT.)	100	123
MIN. FRONT YARD SETBACK (FT.)	20	15

SF-D (PARCEL 7) DEVELOPMENT STANDARD DEVIATIONS

STANDARD	LDC SF-D	PROPOSED SF-D
MIN. LOT AREA (SQ. FT.)	3,000	4,000
MIN. LOT WIDTH (FT.)	N/A	40
MIN. LOT DEPTH (FT.)	N/A	105
MIN. HIEGHT (FT. / STORIES)	36 / 3	30 / 2

Waterston Central
GILBERT, AZ

Development Plan

Project

Revisions:

JULY 30, 2020 - PRE APPLICATION SUB
OCTOBER 8, 2020 - 1ST ZONING SUBMITTAL



Designer:
Drawn by: DCH

Preliminary
Not For
Construction
Or
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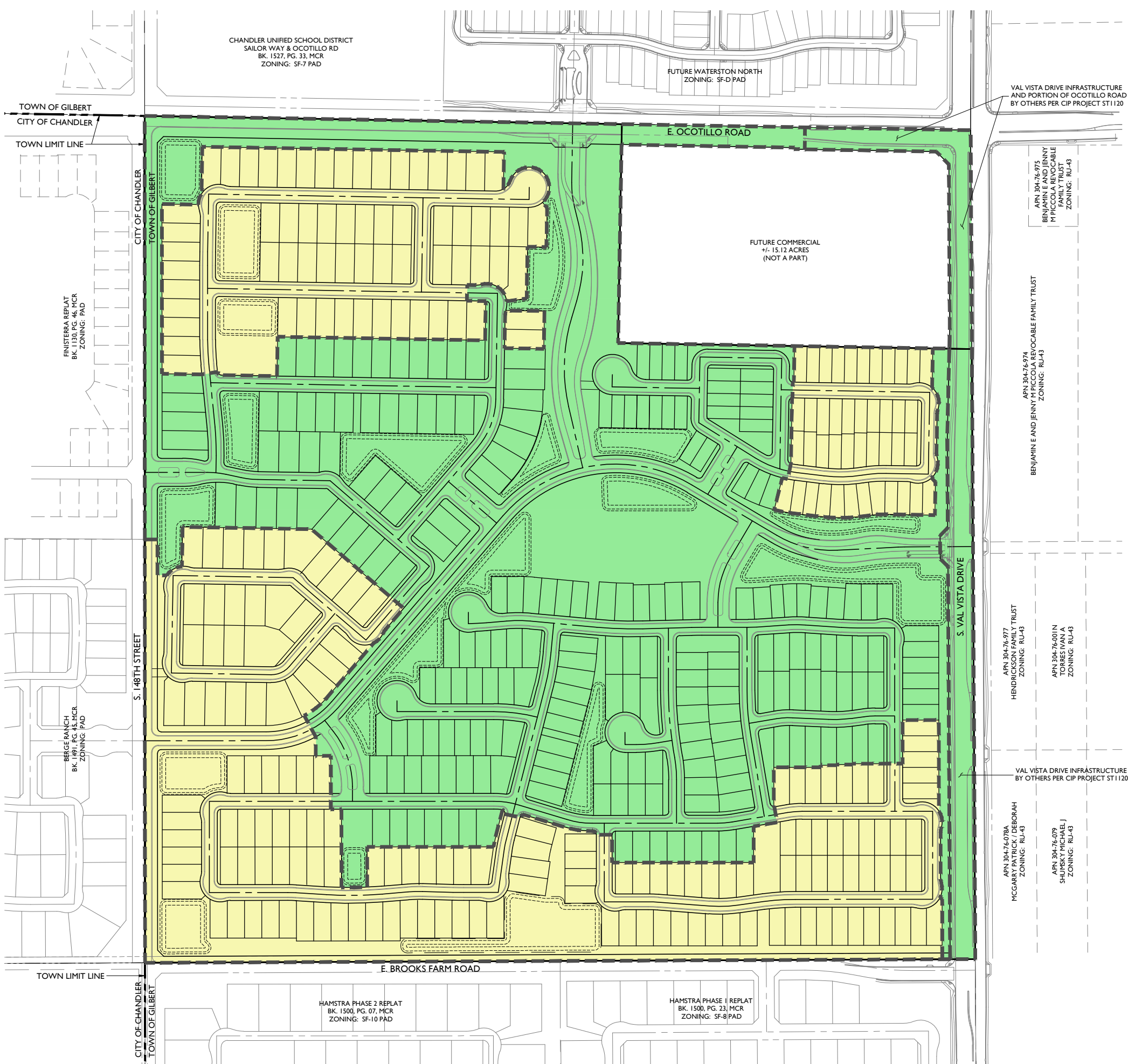
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DP01

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of 1

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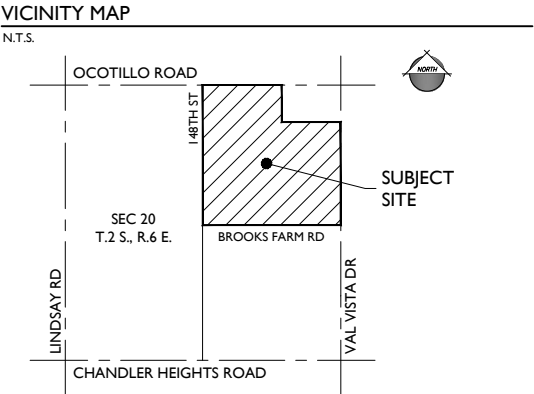




Z20-11 Waterston Central Rezone
Attachment 4 - Phasing Plan

PHASING PLAN
FOR
WATERSTON CENTRAL

A PORTION OF THE NORTHEAST QUARTER OF SECTION 20,
T.2 S., R.6 E., GILA AND SALT RIVER MERIDIAN, MARICOPA
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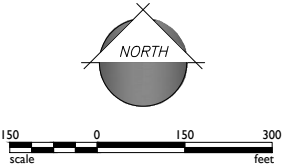


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PHASING LEGEND

	PHASE 1 (84.62 ACRES)
	NO. OF LOTS
	SF-8 W/ PAD OVERLAY PARCEL 1 21
	SF-7 W/ PAD OVERLAY PARCEL 2 31
	SF-7 W/ PAD OVERLAY PARCEL 3 19
	SF-6 W/ PAD OVERLAY PARCEL 4 40
	SF-6 W/ PAD OVERLAY PARCEL 5 44
	SF-6 W/ PAD OVERLAY PARCEL 6 33
	SF-D W/ PAD OVERLAY PARCEL 7 27
	TOTAL 215
	PHASE 2 (61.43 ACRES)
	NO. OF LOTS
	SF-8 W/ PAD OVERLAY PARCEL 1 29
	SF-7 W/ PAD OVERLAY PARCEL 2 65
	SF-7 W/ PAD OVERLAY PARCEL 3 54
	SF-6 W/ PAD OVERLAY PARCEL 4 0
	SF-6 W/ PAD OVERLAY PARCEL 5 21
	SF-6 W/ PAD OVERLAY PARCEL 6 41
	SF-D W/ PAD OVERLAY PARCEL 7 43
	TOTAL 253



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Waterston Central
GILBERT, AZ

Phasing Plan

Project

Revisions:

JULY 30, 2020 - PRE APPLICATION SUB	
OCTOBER 8, 2020 - 1ST ZONING SUBMITTAL	

Scale 5" = 1' or 1:480-STANDARD (PER SDAS)
in Maricopa County (902020-110)

Designer:
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

Job No.
18-428.2

PP01

Sheet No.
1
of 1





MEMORANDUM

To: Town of Gilbert
From: Brennan Ray
Date: October 19, 2020
RE: **Rezoning Narrative**
SWC of Val Vista Rd. and Ocotillo Rd.

I. INTRODUCTION

Maracay Homes (“Maracay”) is proposed developer of 143.31± gross (133.92± net) acres located at the northwest corner of Val Vista Road and Ocotillo Road (the “Site”). An aerial of the Site is attached as ***Exhibit 1***. Consistent with the high bar that Maracay has established throughout the Phoenix-Metro area and recently in the Val Vista Corridor with the development and approval of Waterston (f.k.a. “Hamstra Dairy”) and Waterston North, Maracay is seeking to develop the Site as a highly-amenitized, master-planned residential community with a wide choice of housing styles, abundant parks and open spaces, and friendly neighborhoods known as “Waterston Central”. The land planning and design concepts for the Site portray a high-quality development and extraordinary sense of community, compatibility, and sustainability. Maracay’s request is to rezone the Site from SF-35 to S-8, SF-7, SF-6, and SF-D, all with a PAD Overlay (***See Exhibit 2, Zoning Exhibit; Exhibit 3, Illustrative Landscape Plan; and Exhibit 4, Development Plan***). Maracay anticipates developing the Site with 468 homes comprised of six different lot sizes at a density of 3.3 du/ac. The proposed development is proposed to be gated, with private streets throughout.

Maracay’s above-described requests and proposed development plans make good sense on this Site and are consistent with the recent approvals. The proposed community is/will be united through an organized layout, architecture, landscape theming, perimeter treatments, and amenities. The proposed development will contain substantial amounts of HOA maintained open space and amenities, providing opportunities for future residents to interact and socialize with their families and each other. The development will also include a centralized park and several smaller amenities strategically placed to meet the needs of families and other residents. Pedestrian paths are located throughout the development, providing direct, convenient access for residents to move throughout the development to the amenity areas.

II. SITE AND SURROUNDING AREA

The Site is designated on the Town’s General Plan as Residential (2-3.5 du/ac). The Site is zoned SF-35. The surrounding land use General Plan and zoning designations are:

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	General Plan Designation	Zoning Category	Existing Use
North	Residential (2-3.5 du/ac)	SF-8, SF-7, SF-6, SF-D	Agriculture
South	Residential (2-3.5 du/ac)	SF-8 and SF-10	Single-family development
East	Residential (0-1 du/ac)	Unincorporated Maricopa County	Residential homes and agricultural uses
West	Residential (City of Chandler)	Residential within the City of Chandler	Single-family developments

III. COMPATIBILITY WITH ELEMENTS OF GENERAL PLAN AND THE SANTAN CHARACTER AREA

Maracay's requests are supported by the following Goals and Policies of the General Plan:

- **Land Use and Growth Areas, Policy 1.2—Create neighborhoods with an identity that complement the Town's heritage and connect to the broader community.** Maracay's proposed development is designed as a series of neighborhoods, each with their own identity, yet collectively a unique community planned to be functionally efficient and create a distinct experience for residents. Maracay's requests will create its own identity and complement the rural-agrarian heritage of the surrounding area using landscaping, entry features, and theme walls that will be presented as part of the Preliminary Plat.
- **Land Use and Growth Areas, Policy 1.3—Encourage residential development that allows for a diversity of housing types for all age groups and is accessible to a range of income levels.** Allowing the Site to be zoned will provide additional and diverse housing product within the immediate area, with Maracay providing a wide variety of housing choices with a mix of 65-foot, 60-foot, 55-foot, 50-foot, and 40-foot wide lots. The mix of housing options will allow for a diverse range of homebuyers to live in this high-quality community. Maracay's proposed land use, subdivision layout, and future housing product is consistent with the immediate area and Town's desires in this area.
- **Land Use and Growth Areas, Policy 1.6—Encourage new residential developments to provide pedestrian linkages to parks, schools, and other appropriate public facilities.**
Circulation, Policy 3.1—Encourage new development to establish pedestrian, equestrian, multi-use and/or bike paths consistent with the development's theme.
Circulation, Policy 3.2—Connect neighborhoods, school sites, activity centers and recreational sites with sidewalks, trails, and bikeways.

Pedestrian interaction is created through a conscious, thoughtful effort to design the community. Residents will be provided direct, convenient, and safe access to the central



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amenity area. The central amenity area as well as the smaller neighborhood parks are connected via pedestrian paths, allowing residents and guest to move freely throughout the community.

- **Land Use and Growth Areas, Policy 4.1—Provide an adequate supply of appropriately zoned land to accommodate a variety of future housing needs.** Maracay's request provides appropriately planned and zoned land to accommodate the future needs of homebuyers in an evolving housing market. The proposed changes to the Site will allow Maracay to provide additional high-quality homes with a variety of housing choices and an attractive presence in this area.
- **Community Design, Policy 2.5—Maintain an open feel in new developments by strategically placing open space for visual relief, active uses, buffering, and entry accents.** Careful planning has gone into centrally locating the major amenity area and strategically placing landscaped open spaces around and within the Site and in tracts along the adjacent roadways, creating a visually pleasing environment for future residents and passers-by.

The Site is also located within the Santan Character Area of the General Plan and meets many of the goals and policies of the Santan Character Area as follows:

- **SCA 1.3—Encourage the development of unique, low-density projects mixed with open space.** Maracay's proposed development will reflect the Town's rural agricultural heritage in the area through its design, theming, amenities, and architecture. The development contains a significant number of features and amenities that provide meaningful opportunities for future residents to interact and socialize with each other.
- **SCA 1.5—Design aesthetically pleasing, rural-themed streetscapes.**
SCA 1.6—Encourage a variety of walls, including view walls, landscaping, and agricultural themed fencing, where appropriate.

As discussed above, Maracay's request will create its own identity and complement the rural-agrarian heritage of the surrounding area using landscaping, entry features, and theme walls that will be presented as part of the Preliminary Plat. The design plans that will be included in that submittal create an aesthetically pleasing streetscape for residents and passers-by.

IV. **PROPOSED REZONING**

A. Proposed Base Zoning Districts and Uses

Maracay is requesting the Site be zoned SF-8, SF-7, SF-6, and SF-D, with PAD Overlay for a residential community. Proposed modifications to the respective zoning district Development Standards are discussed below.



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B. Development Standards

Maracay's request to rezone the Site to SF-8, SF-7, SF-6, and SF-D, with PAD Overlay has been planned with the following residential lot development standards for the homes (changes are noted in **bold**):

Standards	LDC SF-8 Standards	Maracay Proposed SF-8 Standards (Parcel 1)
Min. Lot Area (sq. ft.)	8,000	9,000
Min. Lot Dimensions (ft.)		
Width	75	65
Depth	100	138
Max. Height (ft./stories)	30/2	30/2
Min. Front Yard Setback (ft.)	20*	20*
Min. Side Yard Setback (ft.)	10	5/10
Min. Rear Yard Setback (ft.)	25	25
Max. Lot Coverage (%)		
1 Story	45	45
2 Story	40	40

* A minimum front setback of 15 feet is permitted for: side entry garages; livable areas of dwelling units with detached garages; or dwelling units with front-facing garages that are recessed by 20 feet or more from the front plane of the livable area.

Standards	LDC SF-7 Standards	Maracay Proposed SF-7 Standards (Parcel 2)
Min. Lot Area (sq. ft.)	7,000	8,000
Min. Lot Dimensions (ft.)		
Width	65	60
Depth	100	133
Max. Height (ft./stories)	30/2	30/2
Min. Front Yard Setback (ft.)	20*	20*
Min. Side Yard Setback (ft.)	5/10	5/10
Min. Rear Yard Setback (ft.)	20	20
Max. Lot Coverage (%)		
1 Story	45	45
2 Story	40	40

* A minimum front setback of 15 feet is permitted for: side entry garages; livable areas of dwelling units with detached garages; or dwelling units with front-facing garages that are recessed by 20 feet or more from the front plane of the livable area.



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Standards	LDC SF-7 Standards	Maracay Proposed SF-7 Standards (Parcel 3)
Min. Lot Area (sq. ft.)	7,000	7,000
Min. Lot Dimensions (ft.)		
Width	65	55
Depth	100	128
Max. Height (ft./stories)	30/2	30/2
Min. Front Yard Setback (ft.)	20*	20*
Min. Side Yard Setback (ft.)	5/10	5/10
Min. Rear Yard Setback (ft.)	20	20
Max. Lot Coverage (%)		
1 Story	45	45
2 Story	40	40

* A minimum front setback of 15 feet is permitted for: side entry garages; livable areas of dwelling units with detached garages; or dwelling units with front-facing garages that are recessed by 20 feet or more from the front plane of the livable area.

Standards	LDC SF-6 Standards	Maracay Proposed SF-6 Standards (Parcel 5)
Min. Lot Area (sq. ft.)	6,000	5,900
Min. Lot Dimensions (ft.)		
Width	55	55
Depth	100	108
Max. Height (ft./stories)	30/2	30/2
Min. Front Yard Setback (ft.)	20*	15*
Min. Side Yard Setback (ft.)	5/10	5/10
Min. Rear Yard Setback (ft.)	20	20
Max. Lot Coverage (%)		
1 Story	45	45
2 Story	40	40

* A minimum front setback of 15 feet is permitted for: side entry garages; livable areas of dwelling units with detached garages; or dwelling units with front-facing garages that are recessed by 20 feet or more from the front plane of the livable area.

Standards	LDC SF-6 Standards	Maracay Proposed SF-6 Standards (Parcel 4, 6)
Min. Lot Area (sq. ft.)	6,000	6,150
Min. Lot Dimensions (ft.)		
Width	55	50
Depth	100	123
Max. Height (ft./stories)	30/2	30/2



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Standards	LDC SF-6 Standards	Maracay Proposed SF-6 Standards (Parcel 4, 6)
Min. Front Yard Setback (ft.)	20*	15*
Min. Side Yard Setback (ft.)	5/10	5/10
Min. Rear Yard Setback (ft.)	20	20
Max. Lot Coverage (%)		
1 Story	45	45
2 Story	40	40

* A minimum front setback of 15 feet is permitted for: side entry garages; livable areas of dwelling units with detached garages; or dwelling units with front-facing garages that are recessed by 20 feet or more from the front plane of the livable area.

Standards	LDC SF-D Standards	Maracay Proposed SF-D Standards (Parcel 7)
Min. Lot Area (sq. ft.)	3,000	4,000
Min. Lot Dimensions (ft.)	n/a	
Width		40
Depth		105
Max. Height (ft./stories)	36/3	30/2
Min. Front Yard Setback (ft.)	10	10
Min. Side Yard Setback (ft.)	0 or 5	0 or 5
Min. Rear Yard Setback (ft.)	10	10
Max. Lot Coverage (%)		
1 Story	60	60
2 Story	50	50

The proposed development and modifications are consistent with recent Maracay master-planned developments in the East Valley and approved in the Town. Considerable thought has been given to the layout and design of the development to create a sustainable, high-quality community with multiple zoning districts and densities integrated throughout that is consistent with the Town's General Plan and Santan Character Area. As will be shown on the exhibits/plans presented in connection with the Preliminary Plat application, significant effort is being put into the landscaping design, park and amenity areas, and the pedestrian experience to create a development that will be an asset in the area. The Site will consist of a substantial amount of open space, with landscaped boulevard entrances off of Val Vista Road and Ocotillo Road leading to a central amenity area (the focal point of the development), creating a sense of arrival. The entire development will be constructed in a cohesive manner to ensure minimal disruption to the existing neighbors in the area. Maracay will coordinate improvements to Val Vista Drive and Ocotillo Road with the Town's Capital Improvement Project.

To achieve this, Maracay is proposing modifications to the minimum lot area (SF-8, SF-7 (Parcel 2), SF-6, and SF-D zoning districts) minimum lot dimensions (all zoning districts), the side



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yard setback in the SF-8 zoning district, the front yard setback in the SF-6 zoning district, and creating a minimum lot dimension for the SF-D zoning district. These changes allow Maracay to meet the desire of homebuyers by providing housing product that meets the needs of future homebuyers, flexibility to locate the homes on a given lot, and provide a deeper rear yard for families, friends, guests to enjoy. The changes allow Maracay to create a development that will appeal to a variety of different homebuyers, allowing for a more diverse community.

V. PROPOSED REFUSE AND RECYCLING COLLECTION SYSTEM

The proposed refuse and recycling collection system will be the Town's standard practice of collection for individual lots.

VI. ULDC v. LDC CODE REQUIREMENTS

The Preliminary Plat will be designed to the meet LDC code requirements and above proposed modified development standards.

VII. CONCLUSION

Maracay's request is consistent with and supported by the General Plan and goals and policies of the Santan Character Area. Development of the Site as a master-planned development with multiple housing choices and substantial amenity areas makes good sense on this Site. The proposed development is compatible with the surrounding area and existing residential developments. Maracay's requests will provide greater diversity and high-quality homes within the immediate area. We request your approval.